

INDUSTRIAL, TRADE COUNTER | TO LET

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UNIT 3, MAINSTREAM 47, MAINSTREAM WAY, BIRMINGHAM, B7 4SN

1,805 SQ FT (167.69 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Industrial Warehouse with Office Accommodation, with Minimum Eaves Height of 5.89m approx. and Ample Car Parking

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- 3-Phase Electricity
  - 5.9m Eaves
  - Designated Rear Loading Area
  - High Bay Lighting
  - On-site Car Parking
  - Daylight Roof Panels
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## DESCRIPTION

The building comprises a two-storey business unit of steel portal frame construction, surmounted by a pitched roof with part brick and part clad elevations.

The ground floor benefits from a concrete floor warehouse with a minimum eaves height of 5.89m, daylight roof panels, level access roller shutter doors to the rear and a designated loading area.

The first floor comprises of office accommodation with carpet flooring, florescent strip lighting, double glazing and kitchen and WC facilities.

Externally, the property benefits from ample car parking.

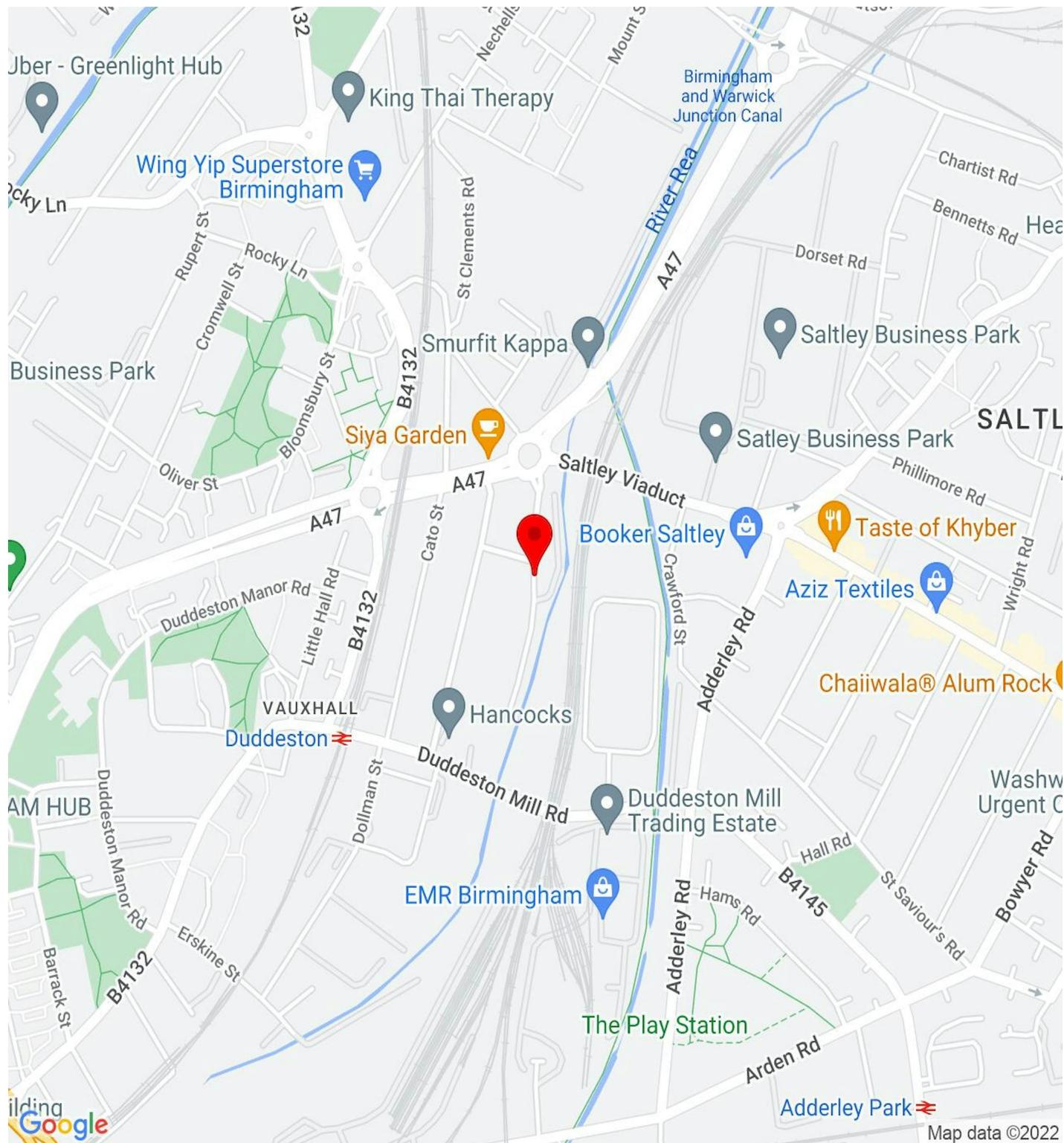


## LOCATION

Mainstream 47 is approximately 1 ½ miles north east of Birmingham City Centre and is accessed directly off Saltley Road (A47).

The property benefits from excellent access to the regional and national motorway networks via the A38(M) Aston Expressway and Junction 6 of the M6 Motorway which lie a short distance from the property.

Birmingham New Street, Moor Street and Snowhill Station along with Aston Train Station are only a short distance with local bus routes connecting to the city centre and beyond on Avenue Road.





## TERMS

The property is available to let on a new lease with length to be agreed at £17,600 per annum.

## SERVICE CHARGE

There is a service charge payable for the maintenance and upkeep of the external areas of the estate.

The current premium is £1,800 pre annum exclusive.

## BUSINESS RATES

The premises has the following rateable values:

Unit 3: £9,000

Unit 3a: £5,800

Please note, the unit is to be rated to include both of the above ratings.

## SERVICES

We have been advised that all mains services are available on or adjacent to the subject premises.

## AVAILABILITY

The property is immediately available subject to the completion of legal formalities.

## VIEWINGS

Viewings are strictly via the joint agents.

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Scott Rawlings**

0121 638 0500  
scott@siddalljones.com



**Ryan Lynch**

0121 638 0500  
ryan@siddalljones.com

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